

## **MINUTES**

### **HOLLISTER PLANNING COMMISSION**

**March 25, 2010**

Chairman Huboi called the meeting to order at 6:00 p.m.

**VERIFICATION OF AGENDA POSTING:** The meeting agenda was posted at City Hall on March 19, 2010 at 10:00am per Government Code Section 65954.2(a).

#### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Present: Chairman Huboi, Commissioners Scott, Ross, Torres and Alvarez

Absent: None

Staff Present: Mary Paxton, Stephanie Atigh, and William Avera.

**APPROVAL OF MINUTES:** February 10, 2010 February 25, 2010

<b>ACTION:</b> Commissioner Ross made a motion to approve the minutes of February 10, 2010 and February 25, 2010 as presented. Commissioner Alvarez seconded. Motion carried 5-0-0.
---

**COMMUNICATIONS FROM THE PUBLIC:** None

**CONSENT CALENDAR:** None

#### **PUBLIC HEARINGS:**

**1. Site and Architectural Review No 2009-09** - Filed by JSJ Electrical Display/Klauer requesting approval for a free standing double sided internally illuminated sign in a C-2 (General Commercial) Zoning District. Said property is located at 591 Tres Pinos Road; being more specifically described as assessor's parcel number 57-23-09. CEQA Status: Categorically Exempt.

Abraham Prado provided an oral report.

Open Public Hearing 6:06 p.m.

Person Providing Testimony

Brian Schnieder

Closed Public Hearing 6:16 p.m.

**ACTION: Commissioner Scott made a motion to adopt Resolution PC 2010-07 approving Site and Architectural Review No 2009-09 with condition #13 removed and condition #14 amended to remove the first sentence all other conditions as presented. Torres Seconded. Motion carried 5-0-0.**

**2. Continued Site and Architectural Review No. 2009-11/Minor Subdivision No 2009-2/Conditional Use Permit No. 2010-3** Filed by Pacific west Communities requesting approval for the construction of 64 low-income apartment units and one managers unit, a minor subdivision to divide the development area from the remainder 8 acre site and to allow the waiver to the minimum density for an affordable housing project in a West Gateway (WG) Zoning District. Said property is located at 1480 San Juan Road: being more specifically described as Assessor's Parcel No's. 52-09-43. CEQA: Mitigated Negative Declaration. (Item Continued from March 16, 2010)

Abraham Prado provided an oral report

Open Public Hearing 6:48 p.m.

Persons Providing Testimony

Jackie Munoz	Sabra Everett	Leticia Munoz	Edgar Munoz
Joaquin Noriega	Mike Kelley	JB Howard	

Closed Public Hearing 7:15 p.m.

**ACTION: Chairman Huboi made a motion to direct the Engineering Department to review additional measures to address traffic concerns including painting the curb red on the west side of Miller Road between the project driveway and San Juan Road, stripe a keep clear area at the projective driveway entrance on Miller Road, evaluate the possibility of a right-turn exit on San Juan Road, review pedestrian safety measures between the project driveway and the commercial use to the east, correct the site plan in the traffic report, amend the cumulative evaluation in the traffic report to add the Hillview subdivision and the KT project near Calaveras School, amend the building elevations submitted on March 25, 2010 to add more shadow lines and architectural elements to the windows (similar to some of the windows on Building D). Commissioner Seconded. Motion carried 5-0-0.**

**NEW BUSINESS:** None

**OLD BUSINESS:** None

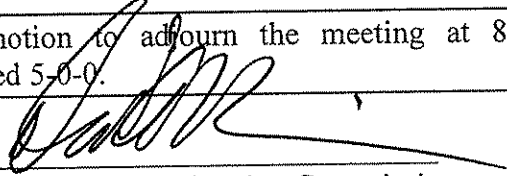
**PLANNING DEPARTMENT REPORTS:** None

**CITY ATTORNEY REPORT:** None


**PLANNING COMMISSION REPORTS:** None

**ADJOURNMENT:**

**ACTION:** Commissioner Scott made a motion to adjourn the meeting at 8:26 p.m.  
Commissioner Alvarez Seconded. Motion carried 5-0-0.

  
Chairman of the Planning Commission  
of the City of Hollister

ATTEST:

  
William B. Avera, Secretary

